

## **SECTION V - URBAN EXPANSION MANAGEMENT DISTRICT (U)**

### **Subdivision 1.0 District Boundaries**

The Urban Expansion Management District is identified by Official Ordinance Map #4. These lands have been classified by the Yellow Medicine County Land and Related Resources Management Plan as either partial, perimeter or potential urban service areas. Each classification is dependent upon the location a parcel of land in relation to an incorporated municipality and the public services that community provides to it or a neighboring parcel of land such as paved streets, sewer and/or water facilities. It is within these parcels of land that the below listed permitted or conditional urban-related uses are allowed.

### **Subdivision 2.0 Permitted Uses**

1. Single family dwellings, provided that they conform to the standards set forth in Section V, Subdivision 4.0.
2. Agricultural uses, except for feedlot and poultry operations.
3. Public and private open space and recreation uses.
4. Private and public roads.
5. Accessory structures.

### **Subdivision 3.0 Conditional Uses**

1. Manufactured home parks
2. Subdivisions for residential uses
3. Business and/or industrial uses
4. Planned Unit Developments (PUD)
5. Extractive mining
6. Airports
7. Special public uses as defined by provision of Section VI, Subdivision 2.0 of this Ordinance
8. Home occupations

### **Subdivision 4.0 Additional Standards for Permitted and Conditional Uses**

In addition to those requirements for conditional use permits set forth in Section XIII of this Ordinance, permitted and conditional uses are subject to the following regulations:

- a. Lots must conform with existing public facilities presently being provided by the neighboring municipality, such as sewer and water lines and paved or gravel service roads. If these public facilities are presently not being provided, the proposed development must be compatible with the future urban expansion of the respective municipality and the township it is located in and not be detrimental to the health,

safety, and general welfare of the public.

- b. Manufactured homes which do not meet specifications #1 - #5 as stated in Section I, Subdivision 8.0, shall only be located in manufactured home parks in accordance to the provisions addressed in Section V, Subdivision 5.0.
- c. The minimum standards for lot size and setback of structures located on each lot are given in this Section.

#### **Subdivision 5.0 Manufactured Home Parks and Recreational Camping Areas**

Manufactured home parks and recreational camping areas are subject to the following regulations:

- a. The proposed site shall offer central sewage and water facilities, organized garbage collection, electricity, on-site parking space equal to one space for each mobile home, garbage and trash disposal facilities, and safe entrance to public roads in case of emergencies.
- b. All Manufactured Home Parks and Recreational Camping Areas constructed after the effective date of this Ordinance shall comply to Minnesota Statutes Chapter 327, Sections 327.10 - 327.28, laws regulating mobile home parks and recreational camping areas and Chapter 13, MHD 187-197, Minnesota State Board of Health regulations governing manufactured home parks and recreational camping areas.
- c. Application for a Manufactured Home Park or Recreational Camping Area.
  - 1) Application to establish a manufactured home park or recreational camping facility shall follow the procedure set in Section XIII, Subdivision 5.0 for Conditional Uses.
  - 2) In addition to the requirements of (1) above, an applicant for a manufactured home park or recreational camping facility shall submit a plan for the proposed park for review by the Planning Commission and Board of County Commissioners.
  - 3) The minimum setback and lot size requirements for each manufactured home unit are given in this Section.

#### **Subdivision 6.0 Feedlot and Poultry Operations**

Feedlot and poultry operations are subject to the regulations as established in Section VII Animal Feedlot Ordinance.

#### **Subdivision 7.0 Minimum Lot Size, Building Height, Setback Requirements**

Permitted and Conditional Uses

- 1. Building Height - 35 feet
- 2. Lot Width - 100 feet

3. Lot Depth - 120 feet
4. Front Yard - 50 feet from road right of way
5. Side Yard - 15 feet from adjacent lot line
6. Rear Yard - 30 feet from adjacent lot line
7. Lot Size:
  - a. The minimum lot area required shall be one-third (1/3) acre with central sewer and water, and one (1) acre for on-site utilities.
  - b. Subdivisions without municipal sewer and water:
    - 1) In subdivisions where municipal sewer and water are not presently available the County Board may require that the developer convey two or more lots for the purpose of transfer of ownership or building development, and further that any such building development be confined to one of the multiple lots conveyed at the setbacks described in this Section. At such time as municipal sewer and water becomes available, and upon connection of the existing building development to same, the underdeveloped lots may be conveyed to other persons or entities and building development may be permitted on the previously undeveloped lots at the setbacks as described in this Section.
    - 2) In cases where the County Board requires the conveyance of two or more lots to establish a building site, all provisions of the County's Ordinance shall apply on an individual lot basis.
  - c. Subdivision with municipal water and sewer:

In subdivisions where municipal water and sewer service will be available at the time of acceptance of the final plat by the County Board, the purchase of only one lot for development purposes is required. The minimum lot size is set forth in this Section.
  - d. Additional requirements for signs, parking, and other regulations in the Urban Expansion District are set forth in the Section I - General Regulations and Section XX - Sign Ordinance.
8. Manufactured Home Parks - height, side yard, rear yard, lot width and lot area regulations
  - a. Building Height - 35 feet maximum
  - b. Lot Width - 45 feet minimum
  - c. Lot Depth - 90 feet minimum
  - d. Front Yard - 10 feet from access road
  - e. Rear Yard - 10 feet from lot line
  - f. Side Yard - 10 feet from lot line
  - g. Lot Size - 4050 square feet minimum

OFFICIAL ORDINANCE MAP #4

URBAN EXPANSION MANAGEMENT DISTRICT

On display at Yellow Medicine County Planning Office